

*DRAFT*  
MINUTES

**PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE**

Wednesday, October 24, 2012 ▪ Special Meeting  
Conference Room B, Audrey P. Beck Municipal Building

Members present: V. Ward, K. Holt,  
Others present: L. Painter, Director of Planning and Development;

**Call to Order**

Chairman Ward called the meeting to order at 5:34 p.m.

**Approval of Minutes**

9-18-12: No action was taken on the minutes.

**Proposed Zoning and Subdivision Regulations**

Painter distributed a consolidated draft of proposed zoning and subdivision regulations related to the following topics with changes made based on discussion at the previous meeting:

- Accessory uses and structures (including playground equipment, fences/walls on corner lots, temporary storage containers, donation drop-off boxes and amplified music)
- Low Impact Development
- Financial Guarantees (Bonds) for public and private improvements
- Subdivision Design Process

With regard to the changes on bonding (financial guarantees), Painter noted that the Certificate of Compliance language was retained based on discussions with the Building Official. According to the Building Code, he cannot issue a Certificate of Occupancy without the Certificate of Compliance from the Zoning Agent.

Painter reviewed changes to the amplified music regulations and noted that the agenda for future meetings should be changed to include both amplified and live music. In researching various definitions, she has reached out the City of Austin music office to discuss how they handle indoor music/amplification.

Painter noted that she had added the section on filling/grading/excavation to the list of potential changes. After discussion, the members present determined that changes to these regulations could wait. Painter suggested that this section should be reviewed concurrently with the section on site development principles.

**Timeframe for Proposed Regulatory Changes**

Painter noted that the following package was scheduled for a November 19, 2012 public hearing: *Additions to Non-Conforming Structures, Signs, and Parking/Access.*

Other changes had been tentatively scheduled for the 1<sup>st</sup> meeting in January. Given the receipt of a new subdivision application, Painter suggested scheduling changes on the following sections for the second meeting in January: *Accessory Uses and Structures, Low Impact Development, Financial*

*Guarantees, and Subdivision Design Process.*

**Zoning Map Revisions**

Painter noted that the proposed correction to the Zoning Map on the west side of Clearview Drive was inadvertently left out of the package of amendments forwarded to the Commission at the last meeting. As a result, it will be added to the package for consideration in January.

**Next Meeting/Future Agenda Items**

Painter suggested that future meetings be held on Thursdays the same week as the PZC meeting for 2013. Special meetings will be scheduled for the next couple of months. The focus for the next meeting will be refining the amplified/live music regulations.

**Adjournment**

The meeting was adjourned at approximately 5:52 p.m.

Respectfully submitted,  
Linda M. Painter, AICP